115.0	0002	0035.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	845,500	/	845,500
USE VALUE:	845,500	/	845,500
ASSESSED:	845,500	/	845,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
181		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRILL JESSICA
Owner 2:	
Owner 3:	
Street 1:	181 FOREST STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GRILL BRADLEY R -
Owner 2:	-
Street 1:	181 FOREST STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .202 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Vinyl Exterior and 2840 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8786.000	390,200	700	454,600	845,500
Total Card	0.202	390,200	700	454,600	845,500
Total Parcel	0.202	390,200	700	454,600	845,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 297.71 /Parcel: 297.71

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 115.0-0002-0035.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	390,200	700	8,786.	454,600	845,500		Year end	12/23/2021
2021	101	FV	378,200	700	8,786.	454,600	833,500		Year End Roll	12/10/2020
2020	101	FV	378,200	700	8,786.	454,600	833,500	833,500	Year End Roll	12/18/2019
2019	101	FV	290,700	700	8,786.	461,100	752,500	752,500	Year End Roll	1/3/2019
2018	101	FV	290,700	700	8,786.	344,200	635,600	635,600	Year End Roll	12/20/2017
2017	101	FV	290,700	700	8,786.	311,700	603,100	603,100	Year End Roll	1/3/2017
2016	101	FV	290,700	700	8,786.	298,700	590,100	590,100	Year End	1/4/2016
2015	101	FV	283,500	700	8,786.	253,300	537,500	537,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRILL BRADLEY R	62836-590		10/25/2013	Convenience	1	No	No		
	20089-179		9/1/1989		175,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2015	418	Solar Pa	12,000					
9/5/2003	877	Addition	200,000	C		G6	GR FY06	2 STY

ACTIVITY INFORMATION

Date	Result	By	Name
9/6/2018	MEAS&NOTICE	BS	Barbara S
1/31/2014	Meas/Inspect	PC	PHIL C
12/3/2008	Meas/Inspect	163	PATRIOT
11/9/2000	Hearing Chag	189	PATRIOT
2/8/2000	Measured	264	PATRIOT
6/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8786		Sq. Ft.	Site		0	70.	0.74	5			Access	-5					454,579						454,600	

USER DEFINED

User Acct	136659
GIS Ref	
GIS Ref	
Insp Date	09/06/18
!8951!	

PRINT

Date	Time
12/30/21	08:12:41

LAST REV

Date	Time
10/02/18	10:55:22
apro	
PAT ACCT.	8951

Prior Id # 1:	136659
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.20170	Total SF/SM:	8786	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	454,579	Spl Credit		Total:	454,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		31 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.99331677
Const Adj.:	0.98990101
Adj $ / SQ:	127.827
Other Features:	110496
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	565456
Depreciation:	175291
Depreciated Total:	390164

COMMENTS

REAR HOUSE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

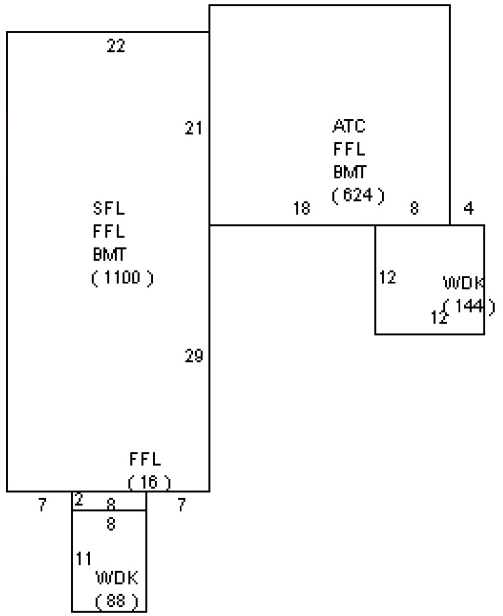
REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	127.83
Special Features:	0	Val/Su Net:	77.82
Final Total:	390200	Val/Su SzAd	127.58

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,740	127.830	222,419
BMT	Basement	1,724	38.350	66,112
SFL	Second Floor	1,100	127.830	140,610
WDK	Deck	232	10.210	2,368
ATC	Attic	218	107.370	23,451

Net Sketched Area:	5,014	Total:	454,960
Size Ad	3058.3999	Gross Area	5420	FinArea	2840
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SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	40	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

115.0-0002-0035.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	14X10	A	AV	1975	7.43	T	35.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700

IMAGE

AssessPro Patriot Properties, Inc